



REGULAR MEETING AGENDA
125 E. College Street, Covina, California
Council Chamber of City Hall
Tuesday, January 17, 2023

IMPORTANT NOTICE

This meeting is being conducted in accordance with Assembly Bill 361, regarding the COVID-19 pandemic.

Members of the public may view the meeting live on the City's website at www.covinaca.gov or on local cable television, Spectrum channel 29 and Frontier Channel 42. To view from the website, hover over the Departments & Services tab until the drop-down menu appears and click on City Council Video Library under the City Council header. A live banner will appear at the start of the meeting.

Public Comments: *During the meeting, there will be an opportunity for the public to speak. Public testimony is limited to five (5) minutes per speaker, unless, for good cause, the Mayor/Chairperson amends the time limit; a speaker's time may not be transferred to another speaker. State Law prohibits the Council/Agency/Authority Members from taking action on any item not on the agenda. Those wishing to speak on a LISTED AGENDA ITEM will be heard when that item is addressed.*

In Person: *To address the Council/Agency/Authority please complete a yellow speaker request card located at the entrance of the Council Chamber and give it to the City Clerk. Your name will be called when it is your turn to speak.*

Remotely via Zoom: *Access the meeting remotely via Zoom with one of the following devices:
Computer or Smart Device:*

<https://us02web.zoom.us/j/86292186638?pwd=YkQ1RGljMWdGNEZOT29SRTdWOTdzdz0>

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Telephone:

*Dial: +1 669 900 6833
Meeting ID: 862 9218 6638
Passcode: 483998*

1. *To request to speak during public comment, please click the “Raise Hand” button on the Zoom toolbar “Reactions” tab.*

Note:

Computer / Smart Device Users: *The “raise hand” feature is in the reactions tab.*

Telephone Users: *Press star-nine (*9) on your phone to raise your hand.*

2. *Staff will announce your name as listed on Zoom or the last four digits of your phone number when it is your turn to speak and unmute the microphone (audio only); speaker must be present when called to speak.*
3. *Please state your first and last name and city of residence at the beginning of your remarks for the record.*
4. *The microphone will be muted by staff when you have completed your comments or five (5) minutes have expired, whichever occurs first.*

Meeting Assistance Information: In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk’s Office at cityclerk@covinaca.gov or 626-384-5430. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

**CITY COUNCIL/SUCCESSOR AGENCY TO THE COVINA
REDEVELOPMENT AGENCY/COVINA PUBLIC FINANCING
AUTHORITY/COVINA HOUSING AUTHORITY
JOINT MEETING—CLOSED SESSION
6:30 PM**

CALL TO ORDER

ROLL/CALL

Council/Agency/Authority Members: Hector Delgado, John C. King, Victor Linares, Mayor Pro Tem/Vice-Chair Walter Allen, III, and Mayor/Chair Patricia Cortez

PUBLIC COMMENTS

The public is invited to comment on Closed Session items only at this time. To address the Council/Agency/Authority please complete a yellow speaker request card located at the entrance and give it to the City Clerk. Your name will be called when it is your turn to speak. Individual speakers are limited to five minutes each, unless, for good cause, the Mayor/Chairperson amends the time limit.

CLOSED SESSION

The City Council/Successor Agency to the Covina Redevelopment Agency/Covina Public Financing Authority/Covina Housing Authority will adjourn to closed session for the following:

A. Government Code § 54956.8 – CONFERENCE WITH REAL PROPERTY NEGOTIATORS

Property: 176 E. Badillo, Covina
Chris Marcarello, Executive Director, Covina Housing
Agency Negotiator: Authority
Brian Lee, Community Development Director

Negotiating Parties: Kyle Barratt, CBRE
Under Negotiation: Price and Terms of Payment

B. Government Code § 54956.8 – CONFERENCE WITH REAL PROPERTY NEGOTIATORS

Property: 233 N. 2nd Avenue, Covina
Chris Marcarello, Executive Director, Covina Housing
Agency Negotiator: Authority
Brian Lee, Community Development Director
Negotiating Parties: State of California, Owner
Under Negotiation: Price and Terms of Payment

C. Government Code § 54956.8 – CONFERENCE WITH REAL PROPERTY NEGOTIATORS

Property: 626 & 602 S. Citrus Avenue, Covina
Agency Negotiator: Chris Marcarello, Executive Director, Successor Agency to the Covina Redevelopment Agency
Brian Lee, Community Development Director
Negotiating Parties: Bayer Auto Group, Tenant
Under Negotiation: Price and Terms of Payment

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**CITY COUNCIL/SUCCESSOR AGENCY TO THE COVINA
REDEVELOPMENT AGENCY/COVINA PUBLIC FINANCING
AUTHORITY/COVINA HOUSING AUTHORITY
JOINT MEETING—OPEN SESSION
7:30 PM**

RECONVENE AND CALL TO ORDER

ROLL/CALL

Council/Agency/Authority Members: Hector Delgado, John C. King, Victor Linares, Mayor Pro Tem/Vice-Chair Walter Allen, III, and Mayor/Chair Patricia Cortez

PLEDGE OF ALLEGIANCE

Led by Councilmember Delgado

INVOCATION

Given by Covina Police Chaplain David Truax

PUBLIC COMMENTS

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to speak on a LISTED AGENDA ITEM will be heard when that item is addressed. Those wishing to speak on an item NOT ON THE AGENDA will be heard at this time. State Law prohibits the Council/Agency/Authority Members from taking action on any item not on the agenda. Individual speakers are limited to five minutes each, unless, for good cause, the Mayor/Chairperson amends the time limit.

COUNCIL/AGENCY/AUTHORITY COMMENTS

Council/Agency/Authority Members wishing to make any announcements of public interest or to request that specific items be added to future Council/Agency/Authority agendas may do so at this time.

CITY MANAGER COMMENTS

CONSENT CALENDAR

All matters listed under consent calendar are considered routine, and will be enacted by one motion. There will be no separate discussion on these items prior to the time the Council/Agency/Authority votes on them, unless a member of the Council/Agency/Authority requests a specific item be removed from the consent calendar for discussion.

CC 1. Minutes

Staff Recommendation:

Approve the Minutes of the December 20, 2022, Regular Meeting of the City Council/Successor Agency to the Covina Redevelopment Agency/Covina Public Financing Authority/Housing Authority.

[Agenda Report - CC 1 - Pdf](#)

CC 2. Payment of Demands

Staff Recommendation:

Approve Payment of Demands in the amount of \$12,853,099.46.

[Agenda Report - CC 2 - Pdf](#)

CC 3. City of Covina Investment Report for Month ended December 31, 2022

Staff Recommendation:

Receive and File.

[Agenda Report - CC 3 - Pdf](#)

CC 4. Approve and Make AB 361 Findings for Special Brown Act Requirements for Teleconference Meetings

Staff Recommendation:

Approve and make the following findings so that meetings of the City Council and the City's Other Legislative Bodies are authorized to meet remotely in accordance with AB 361's special Brown Act requirements for teleconference meetings as follows: (1) the City Council has reconsidered the circumstances of the COVID-19 state of emergency; and (2) the emergency directly impacts the ability of the members of the public to meet safely.

[Agenda Report - CC 4 - Pdf](#)

- CC 5. Grand Avenue Street Rehabilitation Project – Final Acceptance and Filing Notice of Completion

Staff Recommendation:

1. Accept the work performed by Sully Miller Contracting Co.; and
2. Authorize the City Clerk to file a Notice of Completion for the Grand Avenue Street Rehabilitation Project.

[Agenda Report - CC 5 - Pdf](#)

- CC 6. 135 East Badillo Street / Downtown Parking Lot Project - Final Acceptance and Filing Notice of Completion

Staff Recommendation:

1. Accept the work performed by Green Giant Landscape, Inc.;
2. Authorize the City Clerk to file a Notice of Completion for the 135 East Badillo Street / Downtown Parking Lot Project; and
3. Adopt **Resolution CC 2023-02**.

[Agenda Report - CC 6 - Pdf](#)

- CC 7. Purchase Agreement for Police Patrol Vehicles and Increase Prior Approved Funding Amount for Water Division Mid-Size Service Utility Truck

Staff Recommendation:

1. Authorize the City Manager to execute a Purchase Order for the purchase of four (4) 2023 Ford Police Interceptors and one Ford Maverick Hybrid XLT Regular Cab in an amount not-to-exceed \$254,000; and
2. Adopt of **Resolution CC 2023-03**, amending the Fiscal Year 2022-2023 Department of Public Works Operating Budget.

[Agenda Report - CC 7 - Pdf](#)

- CC 8. Recognized Obligation Payment Schedule (ROPS 23-24), Covering July 1, 2023 Through June 30, 2024

Staff Recommendation:

Approve the Recognized Obligation Payment Schedule (ROPS 23-24) covering July 1, 2023, through June 30, 2024.

[Agenda Report - CC 8 - Pdf](#)

- CC 9. Professional Services Agreement with CIR, Inc., for Building Division Support Staff and Plan Check Services

Staff Recommendation:

Authorize the City Manager to execute a Professional Services Agreement with CIR, Inc.

[Agenda Report - CC 9 - Pdf](#)

- CC 10. Covina Center for the Performing Arts Facility - Establishment of Fee Schedule, Authorize Hiring a City Resource Specialist, and Make a Determination that the Project is Exempt Under CEQA

Staff Recommendation:

That the City Council approve the fee schedule included in **Resolution CC 2023-05** to establish rental rates and fees for service at the Covina Center for the Performing Arts Facility, authorize hiring a City Resources Specialist and make a determination that the project is exempt under CEQA.

[Agenda Report - CC 10 - Pdf](#)

- CC 11. Authorize an Amendment to the City's Contract for Heating, Ventilation and Air Conditioning Preventative Maintenance/Repairs at City Facilities

Staff Recommendation:

That the City Council authorize an amendment to the agreement with Control Air Enterprises, LLC in the amount of \$41,651 to complete the emergency replacement of the HVAC system components at the Police Department.

[Agenda Report - CC 11 - Pdf](#)

PUBLIC HEARINGS

- PH 1. Consideration of Fiscal Year 2023-2024 Community Development Block Grant (CDBG) Program Budget

Staff Recommendation:

1. Open the public hearing and receive public testimony; and
2. Close the public hearing; and
3. Consider approval of the FY 2023-2024 CDBG program budget as recommended in Column C of the Table on Attachment A with the provision that: a) the allocation be adjusted based on the final allocation as determined by the Los Angeles County Development Authority (LACDA), with a maximum of 15 percent of funding allocated for public service programs; and
4. Adopt **Resolution CC 2023-01**, authorizing the allocation of the Forty Ninth Year CDBG funds for FY 2023-2024; and
5. Authorize the City Manager or his designee to execute the documents related to the FY 2023-2024 CDBG funds.

[Agenda Report - PH 1 - Pdf](#)

- PH 2. Adopt Resolution CC 2023-04 Designating the Covina Bowl, Located at 1060 W. San Bernardino Road, as a Local Historic Landmark

Staff Recommendation:

Staff recommends the City Council adopt **Resolution CC 2023-04**, designating the Covina Bowl, located at 1060 W. San Bernardino Road, as a local historic landmark.

[Agenda Report - PH 2 - Pdf](#)

ADJOURNMENT

The Covina City Council/Successor Agency to the Covina Redevelopment Agency/Covina Public Financing Authority/Covina Housing Authority will adjourn to its next regular meeting of the Council/Agency/Authority scheduled for Tuesday, February 7, 2023 at 6:30 p.m. for closed session and at 7:30 p.m. for open session inside the Council Chamber at City Hall, located at 125 East College Street, Covina, California, 91723.

The Covina City Clerk's Office does hereby declare that the agenda for the January 17, 2023, meeting was posted on the City's website and near the front entrances of: Covina City Hall, 125 East College Street, Covina, in accordance with California Government Code Section 54954.2(a).

If you challenge in court any discussion or action taken concerning an item on this agenda, you may be limited to raising only those issues you or someone else raised during the meeting or in written correspondence delivered to the City at or prior to the City's consideration of the item at the meeting.

MATERIALS RELATED TO AN ITEM ON THIS AGENDA, AND SUBMITTED TO THE CITY COUNCIL AFTER PUBLICATION OF THE AGENDA, ARE AVAILABLE TO THE PUBLIC IN THE CITY CLERK'S OFFICE AT 125 E. COLLEGE STREET, COVINA.